

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MAY 30, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Joan M. DuBois, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At Large
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Janet R. Hall, Mason District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

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COMMISSION MATTERS

In the absence of Commissioner Hall, Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON SE-00-M-009, KFC OF AMERICA, INC., BE DEFERRED TO A DATE CERTAIN OF JUNE 13, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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In the absence of Commissioner Hall, Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON SE-01-M-006, PUBLIC STORAGE, INC., BE DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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In the absence of Commissioner Hall, Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON SE-01-M-008, RUBY TUESDAY, INC., BE DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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In the absence of Commissioner Hall, Commissioner Harsel MOVED THAT THE DECISION ONLY ON RZ/FDP-2000-MA-055, JOHN THILLMANN, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 14, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner Koch MOVED THAT THE PUBLIC HEARING ON SE-01-Y-007, QUARLES PETROLEUM, BE DEFERRED UNTIL JUNE 13, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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Commissioner Koch, at the request of the applicant, MOVED THAT THE PUBLIC HEARING ON FDPA-82-P-039-13-7, COOKER RESTAURANT, BE DEFERRED INDEFINITELY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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456A-Y97-8-1 - VERIZON WIRELESS, 2750 Towerview Road

Commissioner Koch MOVED THAT WE CONCUR IN THE DETERMINATION OF THE DIRECTOR, THAT THE MODIFICATIONS PROPOSED BY VERIZON WIRELESS FOR THE PROPOSED TELECOMMUNICATIONS FACILITY AT 2750 TOWERVIEW ROAD,

ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVAL GRANTED BY THE PLANNING COMMISSION UNDER 456-Y97-8-1 ON FEBRUARY 25, 1997 AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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FS-P01-13 - AT&T WIRELESS, 2230 George Marshall Drive

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY AT&T FOR THE RENAISSANCE APARTMENTS AT 2230 GEORGE MARSHALL DRIVE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn and DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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FS-P01-8 - SPRINT PCS, 11250 Waples Mill Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY SPRINT PCS FOR THE OFFICE BUILDING LOCATED AT 11250 WAPLES MILL ROAD IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Kelso abstaining; Commissioner DuBois not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. RZ/FDP-2000-PR-064 - S & R DEVELOPERS
2. RZ-2000-BR-061 - BOURJ LIMITED
3. PCA-82-P-069-11 - FAIR LAKES CENTER
FDPA-82-P-069-13-8 - FAIR LAKES CENTER
4. RZ/FDP-2000-SU-050 - THE RYLAND GROUP

This order was accepted without objection.

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RZ/FDP-2000-PR-064 - S & R DEVELOPERS - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.51 du/ac & approval of the conceptual & final development plans & a waiver of the minimum district size requirement on property located W. of Nottoway Park, on the E. side of Sutton Rd., approx. 400 ft. S. of its intersection w/Courthouse Rd. on approx. 1.98 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 48-1((1))70. PROVIDENCE DISTRICT. PUBLIC HEARING.

Mr. Shabir Poonwala, President of S & R Developers, reaffirmed the affidavit dated November 27, 2000. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Byers, Ms. Godfrey explained that adjacent Lots 77 and 78 could develop independently of the subject property. She added that the Comprehensive Plan recommended consolidation if the option for a density of 4-5 dwelling units per acre (du/ac) was sought.

Mr. Poonwala stated that this application for three homes on the subject property would result in a density of 1.51 du/ac which was below the Comprehensive Plan recommendation of 2-3 du/ac. He added that 40 percent open space would be provided which was double the required amount for a PDH development. Mr. Poonwala stated that the open space was thickly wooded, consisting of mature poplar trees and that approximately 4,680 square feet of the frontage would be dedicated to the County for future road improvements on Sutton Road. He said that since the property was 800 square feet short of two acres, a waiver of the minimum district size was requested.

Vice Chairman Byers called the first listed speaker and recited the rules for public testimony.

Ms. Beverly Harris, 3741 Sutton Road, Vienna, spoke in opposition. She said that two houses on the subject property would be acceptable, but that three houses was too many. She expressed concern about the possibility of reduced property values if the three houses were approved.

Ms. Harris responded to questions from Commissioners Byers, Smyth and Harsel regarding her position.

Mr. Paul Bellamy, 9637 Courthouse Road, Vienna, wanted to know if the access road for the three proposed homes would be a two-way street. He also asked what the County's plan was for Lots 77, 78, 79 and 80, south of the subject property.

Vice Chairman Byers pointed out that the Comprehensive Plan was available to all citizens in Fairfax County Public Libraries.

In response to questions from Commissioner Smyth, Ms. Godfrey explained that the area south of the subject property was planned for 2-3 du/ac with an option for 4-5 du/ac with consolidation and a single access point to Sutton Road.

Mr. Shawn McDonald, 2729 Sutton Road, Vienna, asked that he and other adjacent homeowners be allowed input in the decisions regarding proffer implementation, particularly stormwater management and the type and height of trees in the buffer area between their homes and the proposed new development.

Commissioner Smyth and Mr. McDonald discussed his concerns.

In response to questions from Commissioner Kelso, Mr. McDonald explained that there was a gravel driveway on one side of his property that was used for access to the three houses behind his.

There being no further speakers, Vice Chairman Byers called upon Mr. Poonwala for a rebuttal statement.

Mr. Poonwala asked his engineer to address the issues raised.

Mr. Michael Kitchen, with Christopher Consultants, engineer for the applicant, explained that the access road for the new homes would be 24 feet wide. He added that the trees proposed along the north property line would be 6 to 8-foot evergreens and that all stormwater runoff from the subject property would be directed to the south, west and east and would not affect homeowners to the north.

Mr. Kitchen responded to questions from Commissioner Byers regarding stormwater runoff and to Commissioner Smyth regarding a bond to cover tree replacement.

In response to questions from Commissioner Kelso, Mr. Poonwala said he expected the houses to be priced in the \$600,000 range.

There being no further comments or questions from the Commission and Ms. Godfrey having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON RZ/FDP-2000-PR-064 TO A DATE CERTAIN OF MAY 31, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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RZ-2000-BR-061 - BOURJ LIMITED - Appl. to rezone from C-3, C-4, C-5, HC & SC to C-3, C-4, HC & SC to permit commercial development w/an overall FAR of 1.31 on property located in the S.E. quadrant of the intersection of Little River Tnpk. & Heritage Dr. on approx. 8.27 ac. Comp. Plan Rec: Office. Tax Map 70-2((1))1A, 9 & 10. BRADDOCK DISTRICT. PUBLIC HEARING.

Carson Lee Fifer, Jr., Esquire, with McGuire, Woods, Battle & Boothe, reaffirmed the affidavit dated April 30, 2001. There were no disclosures by Commission members.

Ms. Amy Parker, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Byers, Ms. Parker explained that a rezoning application was required to meet the consolidation recommendations of the Comprehensive Plan, but that the zoning on the subject parcels would not change.

In response to questions from Commissioner Harsel, Ms. Parker explained that the revised proffer statement submitted tonight, a copy of which is in the date file, included clarifications suggested by staff.

Mr. Fifer stated that the free-standing service station on parcel 1A would be removed and the three subject parcels would be combined under a single generalized development plan to create a new office complex with underground parking. He pointed out that the applicant had met with numerous civic groups in the area, including the Annandale Revitalization Committee, although the subject property was not within the revitalization area. He added that the applicant had also agreed to incorporate the streetscape elements of the revitalization plan into this development.

In response to questions from Commissioner Moon, Mr. Fifer stated that the special exception for the existing bank was still valid and that the surface parking would consist of approximately 170 spaces, which represented a reduction in the current number of surface parking spaces. He added that the surface parking area would be repaved during development of the site.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There being no further comments or questions from the Commission or closing staff remarks, he closed the public hearing and recognized Commissioner Harsel for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-BR-061, SUBJECT TO THE EXECUTED PROFFERS DATED MAY 30, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IN FAVOR OF THE TREATMENT SHOWN ON THE GDP.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Smyth not present for the vote; Commissioners Hall, Murphy and Wilson absent from the meeting.

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PCA-82-P-069-11 - FAIR LAKES CENTER ASSOCIATES, LP - Appl.
to amend the proffers for RZ-82-P-069 to permit reallocation of non-residential FAR to permit mixed use development at an overall FAR of 0.25 on property located on the N. side of I-66, S. side of Fair Lakes Parkway, approx. ½ mile W. of the Fairfax County Parkway on approx. 35.86 ac. zoned PDC & WS. Comp. Plan Rec: Fairfax Center: Office/mixed use at overlay level. Tax Map 55-2((4))7, 8, 12, 14, 16, 18, 19, 21A, 22A, 25, 26A (formerly known as 26 & 27) & 28. (Concurrent w/FDPA-82-P-069-13-8.) SULLY DISTRICT.

FDPA-82-P-069-13-8 - FAIR LAKES CENTER ASSOCIATES, LP - Appl.
to amend the final development plan for RZ-82-P-069 to permit reallocation of non-residential FAR for mixed use development on

property located on the N. side of I-66, S. side of Fair Lakes Parkway, approx. ½ mile W. of the Fairfax County Parkway on approx. 32.92 ac. zoned PDC & WS. Tax Map 55-2((4))7, 8, 12, 14, 16, 19, 21A, 22A, 25, 26A (formerly known as 26 & 27) & 28. (Concurrent w/PCA-82-P-069-11.) SULLY DISTRICT. JOINT PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams, reaffirmed the affidavit dated May 23, 2001. There were no disclosures by Commission members.

Ms. Amy Parker, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to questions from Commissioner Koch, Ms. Parker confirmed that a separate application, FDPA-82-P-069-13-7, proposed a new building in the northeast corner of parcel 18, up to 6,000 square feet in size.

In response to questions from Commissioner Harsel, Ms. Parker explained that the subject applications would remove 50,000 square feet of use from the hotel category and add that square footage to the retail and other uses category. She added that the residential component would not be affected by these applications.

Mr. McDermott reiterated that the subject applications would re-allocate 50,000 square feet of use from one category to another and therefore did not represent an increase in intensity. He added that there was a proffered commitment to provide a minimum amount of residential use in the overall Fair Lakes development and that the minimum had already been exceeded. Regarding parcel 18 owned by Cooker Restaurant, Mr. McDermott confirmed that the request for an additional building on that site had been deferred indefinitely pending modification of the requested building size. He noted that Cooker had recently filed for bankruptcy which would no doubt further delay its plans to add another use on parcel 18.

Commissioner Koch and Mr. McDermott discussed how the subject applications would affect the action requested in FDPA-82-P-069-13-7 for parcel 18. Commissioner Koch commented that both he and Supervisor Frey were of the opinion that parcel 18 was too small to contain a separate pad site. He said it was his intention to condition the subject applications so that none of the 50,000 square footage transferred could be used for an additional pad site on parcel 18. Mr. McDermott said it was his understanding that a proffered condition amendment would be required to accomplish that intention. He added that the applicant could not agree to such a restriction because of previous contractual commitments to Cooker.

In response to a question from Commissioner Koch, Ms. Donna McNeally, Branch Chief, ZED, DPZ, said staff would have to research that question to determine the best way procedurally to

accomplish Commissioner Koch's objective. Commissioner Koch therefore announced his intention to defer the decision on these applications. Commissioner Byers suggested that the County Attorney's Office be consulted on this issue.

Mr. McDermott responded to questions from Commissioner Harsel regarding existing development and parking in the Fair Lakes Shopping Center.

There being no further comments or questions from the Commission, Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary and Ms. Parker declined to make any closing staff remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT (THE DECISIONS ONLY ON) APPLICATIONS PCA-82-P-069-11 AND FDPA-82-P-069-13-8 BE DEFERRED, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL MAY 31, 2001.

Commissioner Palatiello seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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RZ/FDP-2000-SU-050 - THE RYLAND GROUP - Appls. to rezone from R-1 & WS to PDH-2 & WS to permit residential development at a density of 2.0 du/ac & approval of the conceptual & final development plans on property located on the S. side of Lee Hwy., approx. 1,000 ft. E. of Holly Ave. on approx. 18.00 ac. Comp. Plan Rec: Fairfax Center Area: 1-2 du/ac. Tax Map 56-1((1)) 42 & 43 & 56-2((1))68. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, reaffirmed the affidavit dated May 9, 2001. There were no disclosures by Commission members.

Mr. James Albright, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Koch, Mr. Albright confirmed that there would be sidewalks on both sides of the public streets in the new subdivision.

In response to questions from Commissioner Byers, Mr. Albright explained that the two existing single family homes, on Lots 27 and 28, to the south that currently shared an easement through the subject property would continue to have access to Lee Highway through the public streets of the new development.

Mr. Martin noted that the applicant had originally requested R-2 cluster zoning, but had been encouraged by staff to seek the PDH category to provide greater design flexibility. He added that the proposed development would consist of 36 homes with 35 percent open space, including a central park area and approximately 400 feet of buffer on the south. He explained that the residents of the new subdivision would have access to an existing median break on Lee Highway by means of an extension of the service drive that would be continued on an adjacent parcel in accordance with an agreement with the adjacent property owner. Mr. Martin reiterated Mr. Albright's statement that the applicant would provide public streets with sidewalks on both sides. He noted that the Sully District Council had no objection to the application and that the applicant had met with property owners to the west and south to address their concerns.

In response to questions from Commissioners Byers and Harsel, Mr. Martin explained that two existing homes and one abandoned house were on the subject property currently. He added that the heavily wooded southern end of the property would remain undisturbed and that the limits of clearing and grading on the east and west would allow preservation of some trees, but that the interior of the site would be cleared.

Mr. Martin responded to questions from Commissioner Koch regarding the service drive along Lee Highway and from Commissioner Kelso regarding the applicant's proposed recreation contribution.

There being no further questions, Vice Chairman Byers called the first listed speaker.

Mr. Neil Moodhe, 11729 Larry Road, Fairfax, representing the Lee High Village and Birch Tree Civic Associations, spoke in opposition to the application. He expressed concerns about the density proposed, buffers to the east and west, and the impact of the proposed development on schools and the environment.

Mr. Moodhe responded to questions from Commissioners Byers, Koch and Alcorn regarding his position.

Mr. Brent Lander, 833 South Oakland Street, Arlington, explained that he represented the Lander family, owners of two lots in Lee High Village on Kenwood Terrace. He expressed his opposition to the application based on the following points:

- ✓ insufficient access to Lee Highway;
- ✓ reduced property values;
- ✓ insufficient buffers to the east and west; and
- ✓ lack of a sidewalk along the service drive.

Mr. Lander responded to questions from Commissioners Byers and Koch regarding his position.

Mr. Thomas Allen, 11638 Leehigh Drive, Fairfax, spoke in opposition. He said that development under the current zoning of R-1 would be more in keeping with the character of the neighborhood.

Mr. Allen responded to questions from Commissioner Byers regarding his objections.

In response to questions from Commissioner Palatiello, Mr. Albright reviewed staff's rationale for recommending approval of the application, noting that the subject property was in the Fairfax Center area and that the development, as proffered, addressed the standards and design criteria outlined in the Fairfax Center checklist.

Mr. Albright responded to questions from Commissioner Smyth regarding the applicant's compliance with the Fairfax Center checklist.

Ms. Nancy Riordon, 4617 Holiday Lane, Lot 27, Fairfax, spoke in support of the application. She expressed her confidence that the applicant's proposed road network would allow access to Lee Highway for her family and her neighbors on Lot 28. She commended the applicant on the proposed design and commented that the buffer on the southern end was welcomed.

Mr. Michael Janecek, 4645 Holly Avenue, Fairfax, noted that his home operated on well water and expressed his concern about the impact of the proposed development on wells in his area.

Ms. Rita Janecek, 4645 Holly Avenue, Fairfax, expressed her concern about the impact of the proposed development on traffic and schools. She claimed that the estimated number of students listed in the staff report was inaccurate.

Ms. Ellen Weiss, 4700 Leehigh Court, Fairfax, spoke in support of the application. She especially appreciated the 400 foot buffer on the southern portion of the subject property, but expressed concern about water runoff from the proposed development.

Ms. Nancy Parks, 4701 Holly Avenue, Fairfax, also articulated her concern about water runoff and the lack of notification of the applicant's plans.

In response to questions from Commissioner Byers, Ms. Parks acknowledged that her subdivision did not have a formal homeowners association. Commissioner Byers suggested that the best way to keep informed of land use changes was to form an official group and notify the Supervisor's office of the appropriate person's name, address and phone number so that land use applicants would know who to contact.

In response to questions from Commissioner Harsel, Ms. Parks said that she had only lived in her home for 2½ years, but that it had been built in 1940 and used well water and a septic system.

There being no further speakers, Vice Chairman Byers called upon Mr. Martin for a rebuttal statement.

Mr. Martin explained that he had contacted the associations on record at Supervisor Frey's office. He noted that the residents concerned about water runoff were separated from the subject property by Lot 46 as well as the 400-foot buffer on the south end and therefore the proposal should not have any adverse impact on their wells. He expressed his willingness to meet with those homeowners to further explain the applicant's plans. He noted that there would be a 10-foot wide trail along the service drive that would serve in lieu of a sidewalk.

Mr. Martin responded to questions from Commissioner Byers regarding how the 400-foot buffer area could have been used if the applicant had not proffered it as undisturbed open space.

Mr. Martin responded to questions from Commissioner Harsel regarding the nearest sewer service area, the proposed trail along Lee Highway, and the applicant's compliance with the Fairfax Center checklist.

In response to questions from Commissioner Kelso, Mr. Martin said it was his belief that the average lot size in an R-2 cluster development was less than 15,000 square feet.

Mr. Martin responded to questions from Commissioner Smyth regarding the distance between homes and the average lot size.

In response to questions from Commissioner Smyth, Mr. Albright said he would investigate why the Fairfax Center checklist item concerning architectural compatibility had been determined to be not applicable.

Commissioner Koch announced his intention to defer the decision on this application.

In response to requests from Commissioner Harsel, Mr. Albright said he would provide the Commission with further information regarding the water aquifer in this area, the transportation recommendations of the Fairfax County checklist and the possible alternative uses for the 400-foot buffer area.

In response to a question from Commissioner Koch, Mr. Martin reiterated that he had presented this application to the Sully District Council.

There being no further comments or questions from the Commission and Mr. Albright having no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT WE DEFER DECISION, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, ON APPLICATION RZ/FDP-2000-SU-050 UNTIL JUNE 13, 2001.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Hall, Murphy and Wilson absent from the meeting.

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The meeting was adjourned at 11:10 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: July 25, 2002

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission